



# City of Verona

Plan Commission Meeting Agenda  
City Hall – 111 Lincoln Street  
Verona, WI 53593-1520  
Monday – August 1, 2016 – 6:30 P.M.  
[www.ci.verona.wi.us](http://www.ci.verona.wi.us)

1. Call to Order.
2. Roll Call
3. Approval of minutes from the July 6, 2016 Plan Commission Meeting.
4. **Public Hearing** – Conditional use permit for a proposed Indoor Commercial Entertainment land use to be located at 958 Liberty Drive.
  - a. **Discussion & Possible Action** – Conditional use permit for a proposed Indoor Commercial Entertainment land use, known as Lineage Restaurant, to be located at 958 Liberty Drive.
5. **Public Hearing** – Conditional use permit for a proposed Indoor Commercial Entertainment land use to be located at 110 Keenan Court.
  - a. **Discussion & Possible Action** – Conditional use permit for a proposed Indoor Commercial Entertainment land use, known as Gus's Diner, to be located at 110 Keenan Court.
  - b. **Discussion & Possible Action** – Site plan review to allow for the construction of a 2,835 square foot restaurant, known as Gus's Diner, to be located at 110 Keenan Court.
6. **Public Hearing** – Conditional Use Permit for a proposed group daycare center to be located at 951 Kimball Lane.
  - a. **Discussion & Possible Action** – Conditional Use Permit for a proposed group daycare center to be located at 951 Kimball Lane.
7. **Public Hearing** – Zoning Map Amendment to rezone lots 1 through 174 located and outlots 1-4 located within the proposed Kettle Creek North Plat from their current classification of Rural Agricultural (RA). The proposed Zoning Map Amendment would zone lots 1-174 to Neighborhood Residential (NR) and outlots 1-4 to Public Institutional (PI).
  - a. **Discussion & Possible Action** – Final Plat for Kettle Creek North to create 174-single-family parcels, and 4-outlots located south of CTH PD, west of CTH M, east of Cross Country Circle, and north of the Kettle Creek Subdivision.
  - b. **Discussion & Possible Action** – Zoning Map Amendment to rezone lots 1 through 174 located and outlots 1-4 located within the proposed Kettle Creek

North Plat from their current classification of Rural Agricultural (RA). The proposed Zoning Map Amendment would zone lots 1-174 to Neighborhood Residential (NR) and outlots 1-4 to Public Institutional (PI).

8. Discussion & Possible Action – Site plan review to allow for the construction of a pool restroom building to be located at 1061 Acker Lane.
9. Discussion & Possible Action – Initial site plan review for a proposed 9,240 square foot building addition to St. James Lutheran Church located at 427 South Main Street.
10. Discussion & Possible Action – Initial site plan review for a proposed 10,500 square foot retail building to be located on Lot 28 of Liberty Business Park.
11. Discussion & Possible Action – Initial concept review for a proposed mixed-use building containing 21,000 square feet of commercial space and 70-residential units to be located at the northeast corner of CTH M and CTH PB.
12. Discussion & Possible Action –Release of plat restriction for the Badger Prairie Neighborhood Plat relating to the rear yard setback.
13. **Public Hearing** – Zoning Text Amendment to amend Section 13-1-89(j) relating to commercial animal boarding.
  - a. Discussion & Possible Action – Zoning Text Amendment to amend Section 13-1-89(j) relating to commercial animal boarding.
14. **Public Hearing** – Zoning Text Amendment to repeal Section 13-1-47(c)(2)h. relating to the maximum living space requirements of residential homes in the Community Residential (CR) zoning district.
  - a. Discussion & Possible Action – Zoning Text Amendment to repeal Section 13-1-47(c)(2)h. relating to the maximum living space requirements of residential homes in the Community Residential (CR) zoning district.
15. Reports and comments from the Planning Department
16. Reports and comments from the Plan Commissioners
17. Adjournment

Jon Hochkammer

Posted: Verona City Hall,  
Verona Public Library,  
Miller's Market  
All agendas are posted on the City's website at: [www.ci.verona.wi.us](http://www.ci.verona.wi.us)

**Notice:** If need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the City Clerk at 845-6495 at least 48-hours preceding the meeting. Every reasonable effort will be made to accommodate your request.

Notice is hereby given that a majority of the City Council may be present at the meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility.

This constitutes a meeting of the City Council pursuant to the State ex rel. Badke v. Greendale Village Board, 173Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.